

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Minutes

Monday, April 21, 2025

6:30 PM

2nd Floor Conference Room

Policy Work Session

Mayor Craig Newton

Mayor Pro Tem Marshall Cheek

Councilmember Andrew Hixson

Councilmember Josh Bare

Councilmember Matt Myers

Councilmember Bruce Gaynor

A. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Marshall Cheek	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Policy Work Session was called to order at 6:31 PM by Mayor Craig Newton

B. Citizen Input

Lynn Ward

Shared comments regarding parking. While she is not opposed to additional parking, she expressed concern that Council may be putting the cart before the horse. She noted that green space is being taken away and shared that she was informed the area behind City Hall, near her home, is not part of the Make Norcross Green initiative. She also stated that she was told the cement tables in that area are planned to be removed to create 7-10 parking spaces. Ms. Ward emphasized that the tables are regularly used by children, residents, and visitors for various activities and should remain in place as they are apart of creating a sense of place for Norcross.

Larry Hall

Chairman of Norcross Gallery and Studios (NGS), Mr. Hall shared information about the citywide photo contest sponsored by NGS. He presented a poster and postcards promoting the contest and encouraged anyone who has taken photos in Norcross over the past year to submit their entries. There is no fee to participate, and awards will be presented to the winning photographers. Expressed thanks to M&C, NPAC, and the public for their support.

Tiny Willis

Shared that she recently fell in front of Betty Mauldin Park near the fountain. She expressed appreciation to staff for their prompt attention to the area, noting that it has since been repaired and is now level. She also encouraged the Mayor and Council to continue efforts to keep Norcross green, beautiful, and historic.

Dusty Albury

Shared comments regarding the proposed development at 551 Sunset Drive. He expressed concern that the City may be revisiting an effort to bend the municipal code to accommodate the proposed construction. He cited the proposed road as not meeting compliance standards and stated that the City appears to be exceeding what is appropriate for the development. Mr. Albury also noted that, based on conversations with nearby residents, there is no appetite for the project as presented. He reiterated his position that three homes would be more appropriate than the four currently proposed.

Jerry Gresham

Stated that, according to the City Manager, the project at 551 Sunset Drive was approved under a minimum rule subdivision, but he believes it does not meet the requirements. He noted that the original private drive is now being proposed as a public road and feels the City is making code changes and variances to allow four homes that do not properly fit the lot. He questioned why the project is not following current building codes and suggested that if the builder reapplies as a major subdivision, public input should be required. He asked when such input would occur,

given the project's current approval status. Mr. Gresham emphasized that three homes would be more appropriate than four and urged Council to uphold its responsibility to residents.

Dwayne Higgins

Expressed concerns regarding the Sunset Drive project, urging Council to reconsider the process and do what is right, as decisions like this can affect the broader community. He also commented on item 25-7294, stating that the City is spending substantial time and resources on parking studies, yet the outcomes do not reflect progressive or forward-thinking solutions.

Mary Dowdy

Shared comments thanking the City for launching a six-month valet parking trial and installing new stop signs to improve pedestrian safety. She acknowledged ongoing efforts to keep prime parking spaces open for visitors and noted that demand will grow with new businesses opening. She also shared that Money Magazine recently ranked Norcross #21 among Georgia's best suburbs and expressed enthusiasm for the City's continued progress.

Darren Kusman

Reiterated comments regarding the 551 Sunset project, emphasizing that the project was developed in coordination with City staff and that many of the design elements were based on input from the former development director and community development staff. He noted that the team has made significant changes in response to Council's requests, resulting in financial impacts and a delay of at least six months. In response to earlier citizen comments, he stated that the proposal for four homes on the property is a conservative request and affirmed that the project complies with all applicable codes and standards. He expressed that his team remains committed to working with Council and staff and welcomes continued dialogue on the matter.

Jim Eyre

Shared concerns regarding the Anderson Place street network dedication, stating the right-of-way plat appears unclear and urging Council to confirm whether it includes underground stormwater detention. Commented on the downtown parking update, encouraging the consultant to consider both indoor and outdoor seating areas when evaluating use. Emphasized that the DDA has over 40 years of experience managing parking for various retail situations and requested their involvement in the process to ensure meaningful implementation. Thanked the City for bringing forward the expanded downtown parking item and reiterated the importance of involving the DDA early on. Also expressed appreciation for progress on the railroad crossing project. Lastly, suggested that the Comprehensive Plan be reopened and reconciled first, before the Buford Highway Master Plan, noting that only one major plan should be reviewed at a time.

C. Board Updates

* Planning and Zoning Board Update - Jim Poteete, Chair

D. General Updates

* Audit Presentation - Josh Carroll , Mauldin and Jenkins

E. Council - General Discussion**F. City Manager's Report****G. Board Appointments**

The Mayor and Council will consider appointments to the following Boards, Commissions, or Authorities.

- * Discovery Garden Park Board
- * Norcross Public Arts Commission

H. Items for Discussion**1. 25-7287: Private/Public Road ROW Configuration at 551 Sunset Drive**

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

2. 25-7288: Corrective Instruments for Right of Way Deed

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

3. 25-7289: Anderson Place Street Network Dedication

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

4. 25-7279: SUP2025-001 5390 Peachtree Industrial Blvd

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

5. 25-7290: PD Patrol Vehicle Purchase

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

6. 25-7291: Norcross Public Safety Building – Guaranteed Maximum Price

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/5/2025 6:30 PM

TO: Mayor and Council

7. 25-7292: MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building

- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
8. **25-7268: UDO Revision Update/Moratorium**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
9. **25-7293: Downtown Parking Study Update**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
10. **25-7296: Pedestrian Railroad Crossing(S) Project**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
11. **25-7294: Expanded Downtown Parking**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
12. **25-7301: Concept Report for Piedmont Pathway, Trailhead, and Greenspaces Within the City of Norcross**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
13. **25-7302: Norcross 2025 Road Resurfacing Program**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
14. **25-7295: Norcross Beaver Ruin Greenway Contract Amendment for Planning and Engineering (P&E)**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
15. **25-7297: Comprehensive Plan Changes**
- | | |
|----------------|--|
| RESULT: | THIS MATTER WAS REFERRED TO |
| TO: | Next: 5/5/2025 6:30 PM
Mayor and Council |
16. **25-7298: Buford Highway Master Plan Update**

RESULT:	THIS MATTER WAS REFERRED TO
TO:	Next: 5/5/2025 6:30 PM Mayor and Council

17. **25-7299: IGA with Gwinnett County Board of Voter Registration and Elections for Use of Election Equipment.**

RESULT:	THIS MATTER WAS REFERRED TO
TO:	Next: 5/5/2025 6:30 PM Mayor and Council

18. **25-7300: Retreat Overview**

RESULT:	DISCUSSED
----------------	------------------

- I. **Adjourn to Executive Session for Personnel, Real Estate, or Legal**

The meeting was closed at 10:52 PM

- J. **Signed by:** _____ **Mayor Craig Newton**

- K. **Attest:** _____ **Monique Philip, City Clerk**